

AVAILABLE NOW



# TOWER 1201

## RETAIL & RESTAURANT SPACE FOR LEASE

9,096 SF OF RESTAURANT SPACE AVAILABLE

1,062 - 3,941 SF OF RETAIL LOBBY CONNECTED SPACE AVAILABLE

1201 3RD AVENUE | SEATTLE, WA 98101



## Building Highlights

- 55 Story mixed use office tower with approximately 1.1 M SF of modern Class A office space
- 2025 remodeled lobby, courtyard, and outdoor seating amenities
- Ground floor retail available on 2nd and 3rd Ave
- Located on 3rd Avenue bus line
- Easily accessible to I-5, Pioneer Square, CBD, and attached to the Seattle Sound Transit Sympony Light Rail Station
- Pedestrian plaza through the lobby with three levels of retail, and a public atrium overlooking open air plaza on the west side of the building
- 801 Parking Stalls
- Awarded Office Building Of The Year in 2020



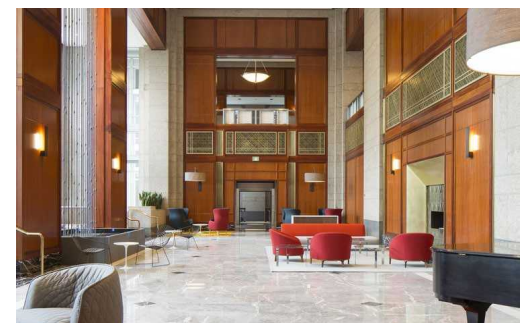


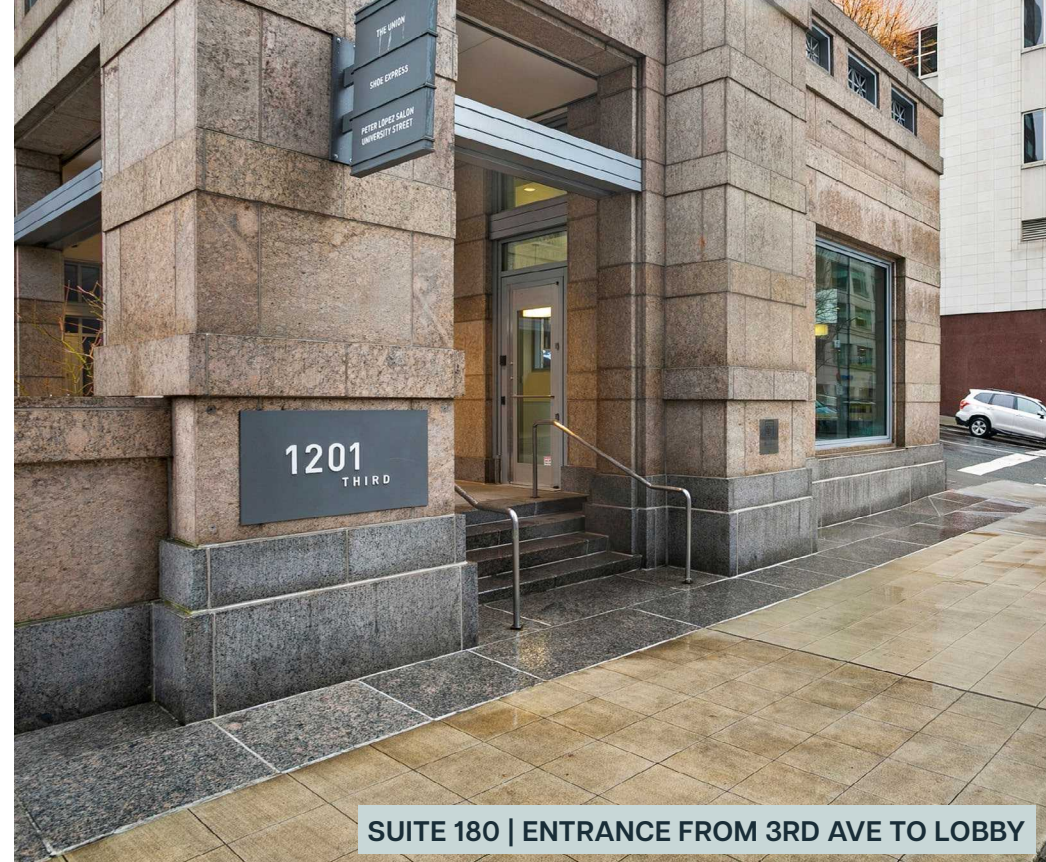
## Building Amenities

Tower 1201 offers a modern workplace environment designed to support productivity, collaboration, and wellness. Recent upgrades to the building create a welcoming arrival experience and connect tenants to a robust set of amenities that enhance the workday.

### Highlights Include:

- Revamped lobby reception area + NEW tenant amenity floor - clubhouse, team meeting areas, and lounge spaces with views overlooking the Seattle Waterfront
- Spa-quality fitness center featuring cardio, weights, yoga studio, locker rooms, and golf simulator
- Revamped lobby and plaza areas adjacent to the Symphony Station Light Rail entrance, which is directly connected to the building
- Outdoor courtyard seating and convenient on-site retail services
- Secured on-site parking + charging stations
- Quick access Bike Storage Area





## AVAILABLE RETAIL

| SUITE | STATUS             | TENANT OR FORMER USE       | RSF           | NOTES                                                                                                                                                                                                                                                 |
|-------|--------------------|----------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 155   | Vacant & Available | Former Brooklyn Restaurant | 9,096 - 3,130 | Former Brooklyn Restaurant. Requires all new mechanical systems. MUP allows a maximum of 800 square feet of the adjacent Lower Plaza to be used for private restaurant dining. Any proposed change to building exterior subject to historical review. |
| 180   | Vacant & Available | Former ChiroOne            | 1,358         | Seeking lunch focused QSR, Landlord will install Type-1 Hood                                                                                                                                                                                          |
| 300   | Vacant & Available | Former Chase Bank          | 8,714         | End-Cap Retail access from 3rd Avenue & the Lobby                                                                                                                                                                                                     |
| 310   | Vacant & Available | Former Starbucks           | 1,533         | Seeking f+b operator for 2nd Gen cafe space                                                                                                                                                                                                           |
| 350   | Vacant & Available | Former flower shop         | 1,062         | Can be combined with adjacent suites 380 and 310                                                                                                                                                                                                      |
| 380   | Vacant & Available | Former sundries shop       | 1,346         | Can be combined with adjacent suites 350 and 310                                                                                                                                                                                                      |



RESTAURANT RENDERING | SUITE 155

# A CITY BLOCK LIKE NO OTHER

Tower 1201's location is the connection to Seattle's Waterfront Park, Pike Place Market, and the main shopping district.



# TOWER 1201

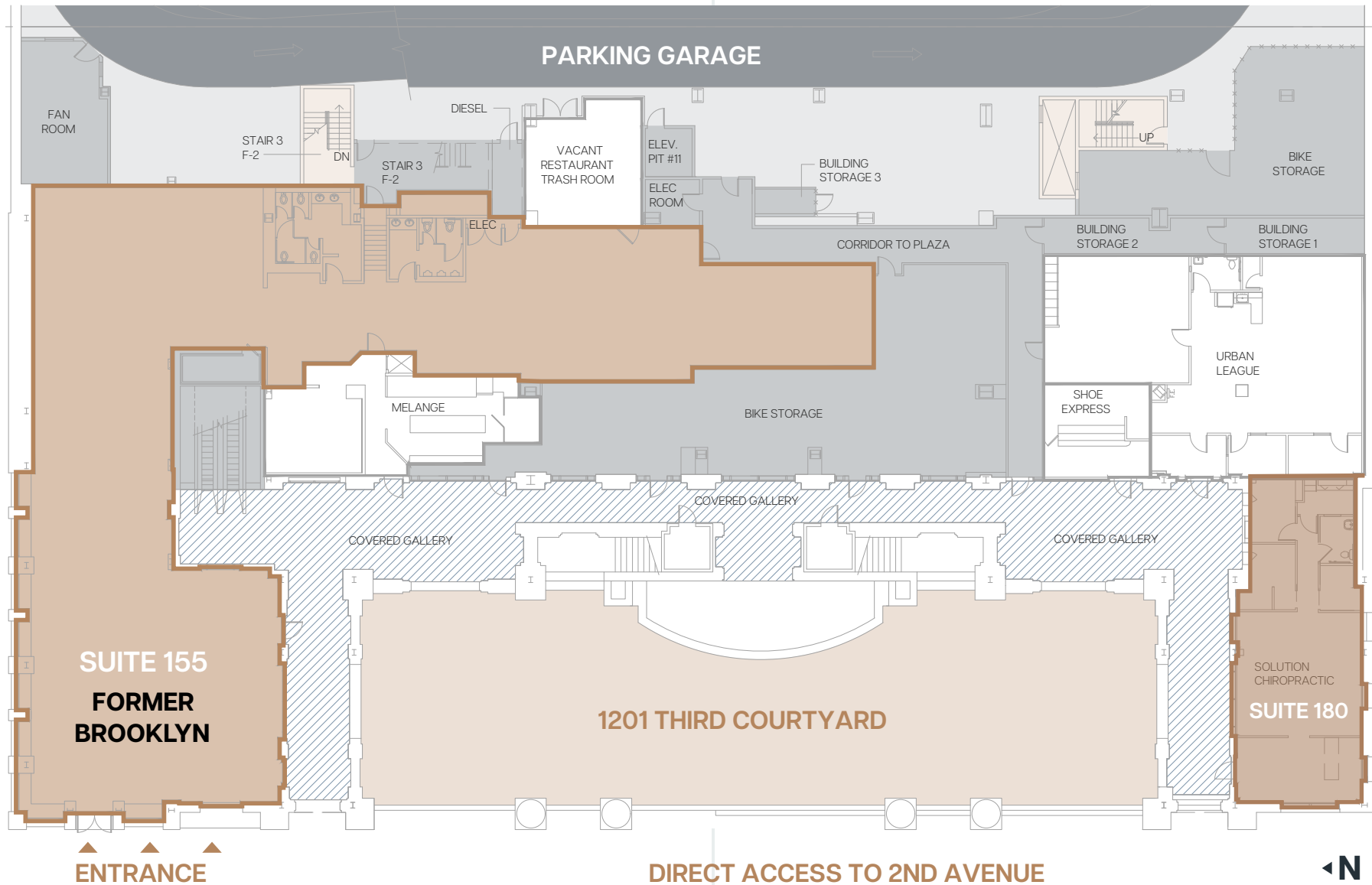
## The Neighborhood

- **TOWER 1201** is situated between the retail/shopping core of downtown Seattle and the tourism corridor of Pike Place Market and the newly transformed Seattle Waterfront
- **THE BUILDING** sits across from Benaroya Hall, which hosts more than 700 public and private events a year, and the Seattle Art Museum, a 312,000 SF facility plus a 9-acre park, with over 395,000 visitors per year.
- **WITHIN WALKING** distance to the Pike Place Market, with over 20M annual visitors.
- **2024–2025** saw a jump in residential growth of 2,300 people; now more than 110,000 people call downtown Seattle their home.
- **JOIN TENANTS** such as Porter, Reuben's Brews, Equinox, Fogo de Chão, PCC, Jin Jin Matcha, Fonte Bar, Mendocino Farms, and Metropolitan Grill.
- **OVER** 15 hotels minutes from Tower 1201, most notably Four Seasons and the Fairmont Hotel.



# TOWER 1201

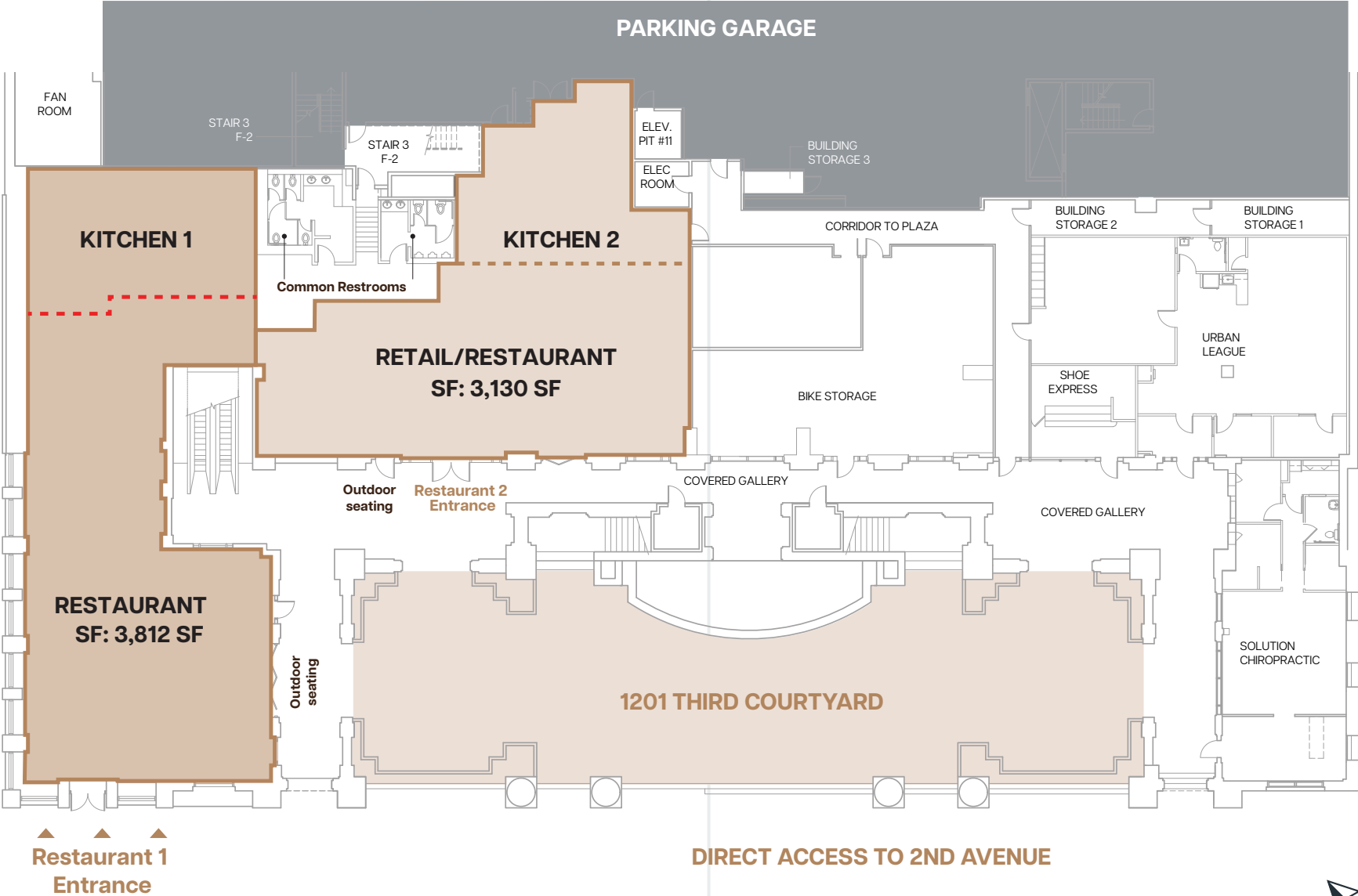
9,096 RSF | 8,092 USF | CEILING HEIGHT 13'6"



# FLOOR PLAN

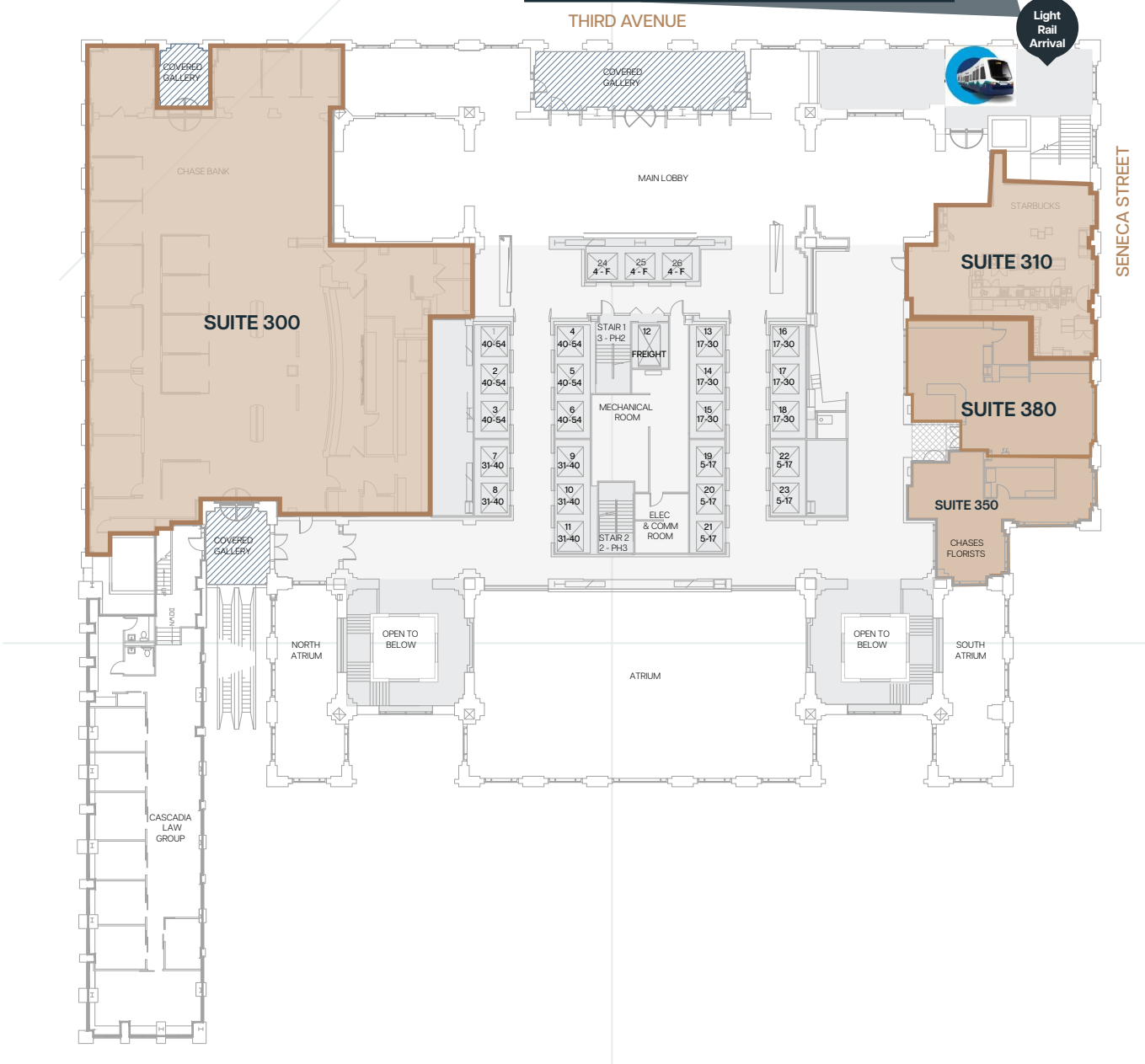
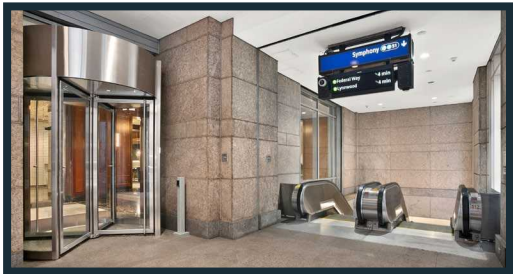
TOWER 1201

**SUITE 155 – DEMISING OPTIONS**  
3,912 SF & 3,130 SF AVAILABLE



# FLOOR PLAN

TOWER 1201



THIRD AVENUE

Light  
Rail  
Arrival

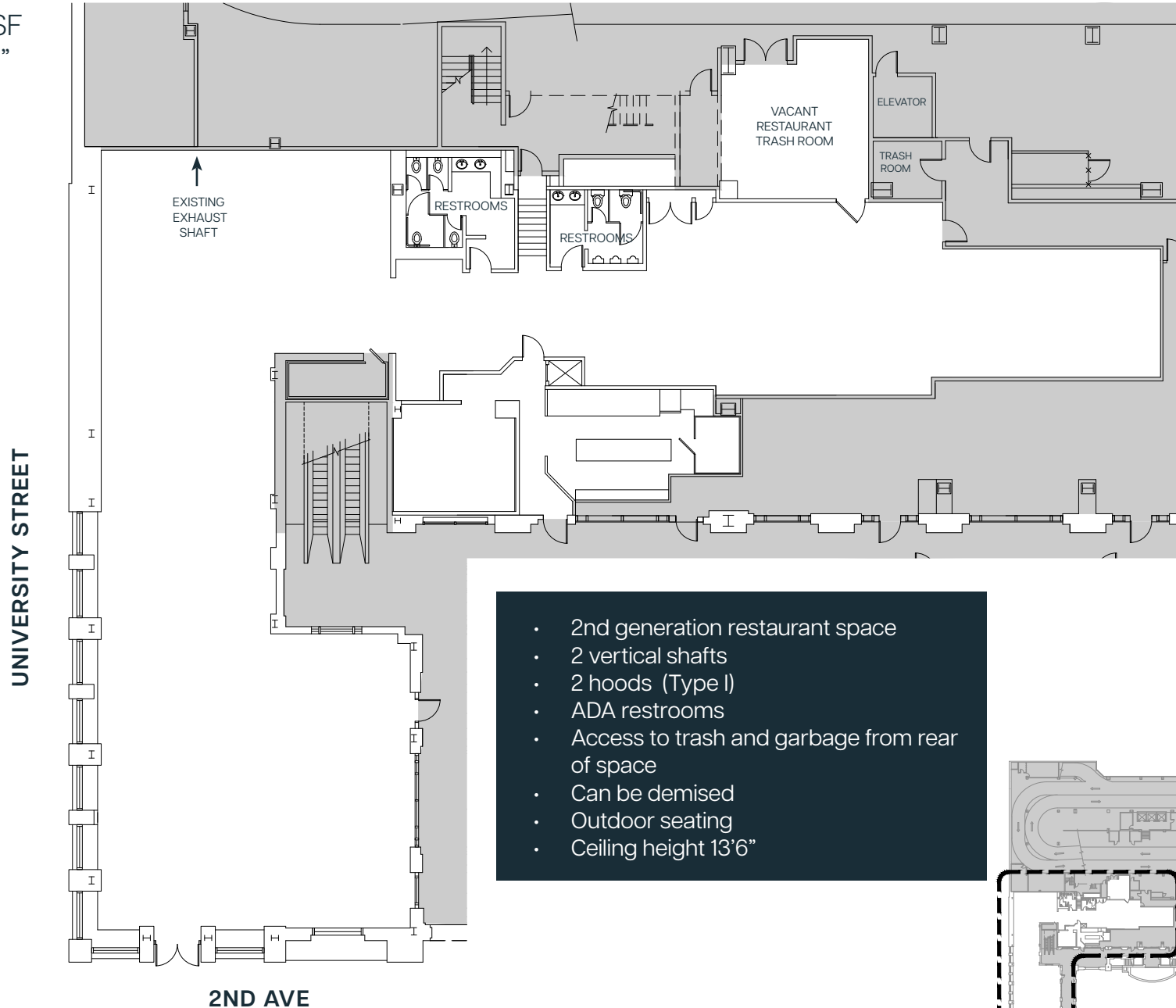
SENECA STREET

# FLOOR PLAN

TOWER 1201

## SUITE 155

9,096 RSF | 8,092 USF  
CEILING HEIGHT 13'6"

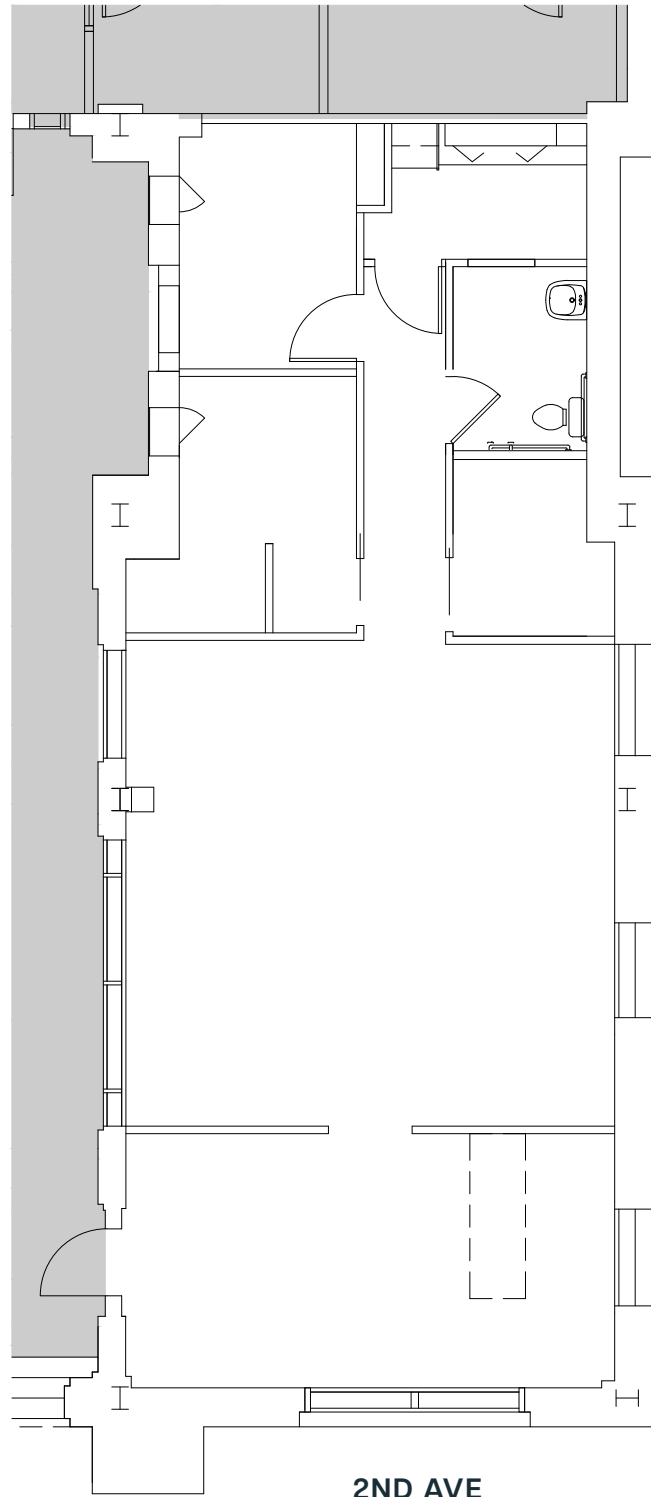


# FLOOR PLAN

## SUITE 180 (FORMER CHIROPRACTOR)

1,358 RSF | 1,209 USF | 13' CEILING HEIGHT

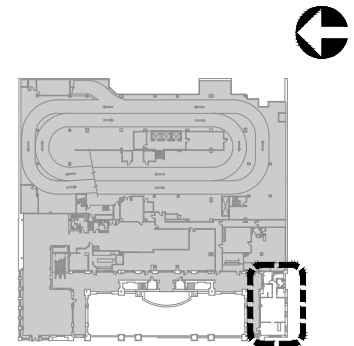
- 2nd generation medical/office space
- Located on the SW corner of 2nd & Seneca Street
- Convenient Parking in front
- Natural light
- Next to outdoor amenity space
- ADA restroom
- HVAC
- Ceiling Height 13'



TOWER 1201

SENECA STREET

2ND AVE



# FLOOR PLAN

TOWER 1201

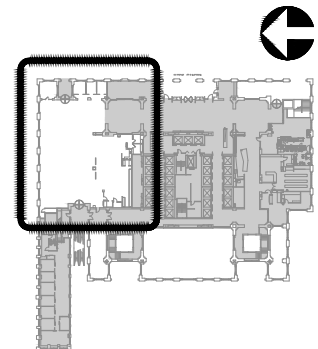
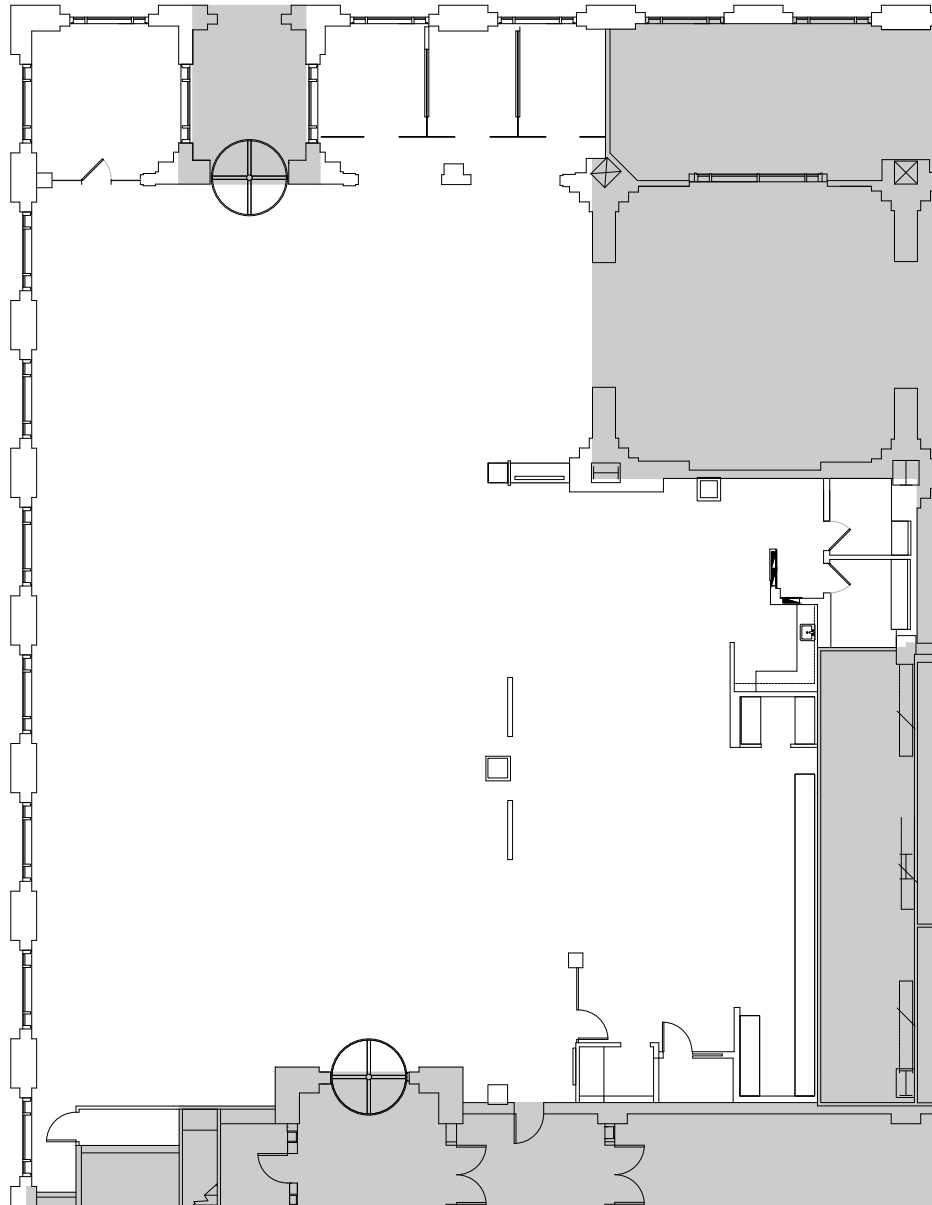
## SUITE 300 (FORMER CHASE BANK)

8,714 RSF | 7,756 USF

- 2nd generation bank space
- Located on the corner of 3rd Avenue & University Street
- Seeking new retail/office concept
- Adjacent to remodeled lobby and Symphony Station Light Rail Station
- Available Now

UNIVERSITY STREET

3RD AVE



# FLOOR PLAN

TOWER 1201

## SUITE 310 (FORMER STARBUCKS)

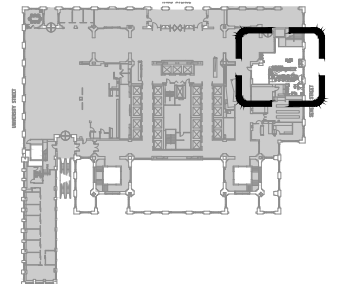
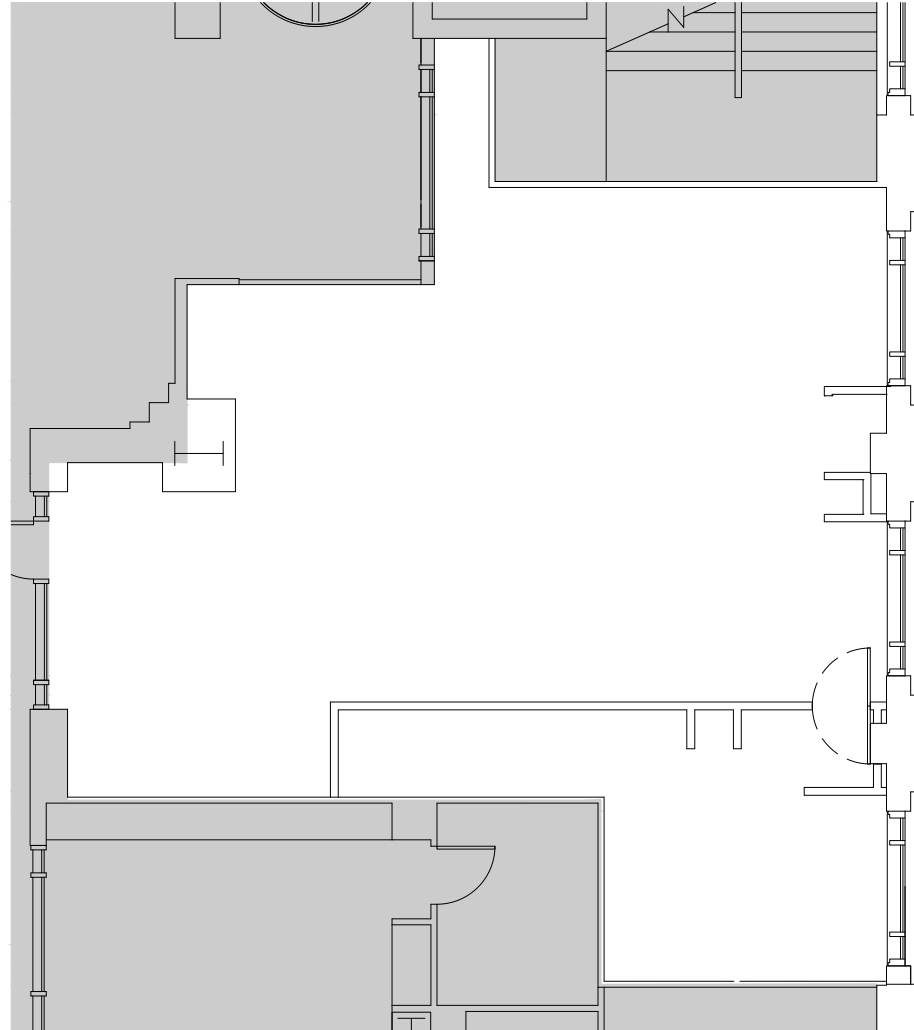
1,533 RSF | 1,382 USF | CEILING HEIGHT 11'6"

- Direct access to common areas seating and newly remodeled lobby
- HVAC
- 11'6" Ceiling Height

LOBBY

3RD AVE

SENECA STREET



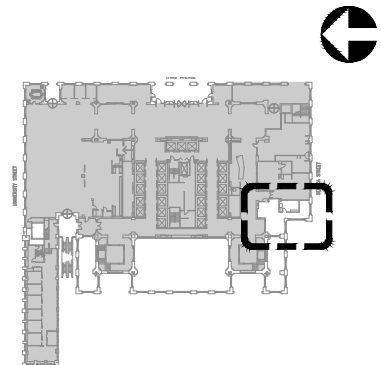
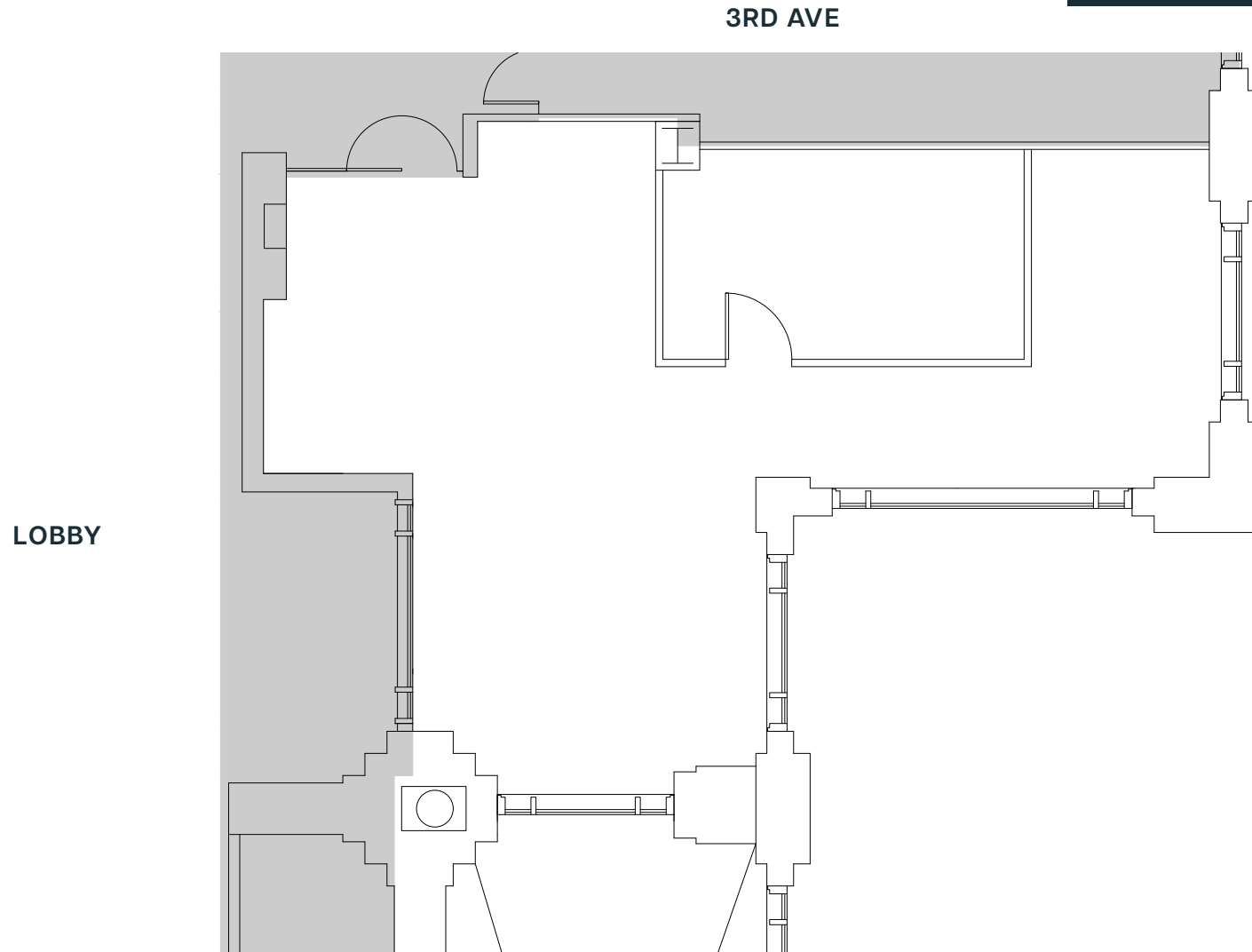
# FLOOR PLAN

TOWER 1201

## SUITE 350 (FORMER FLOWER SHOP)

1,062 RSF | 945 USF | CEILING HEIGHT 11'6"

- Direct access from lobby and 3rd Avenue
- HVAC
- Common area restrooms
- Ceiling Height 11'6"



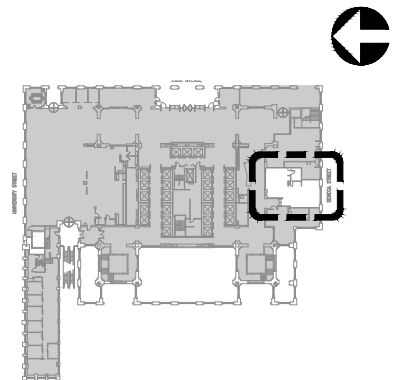
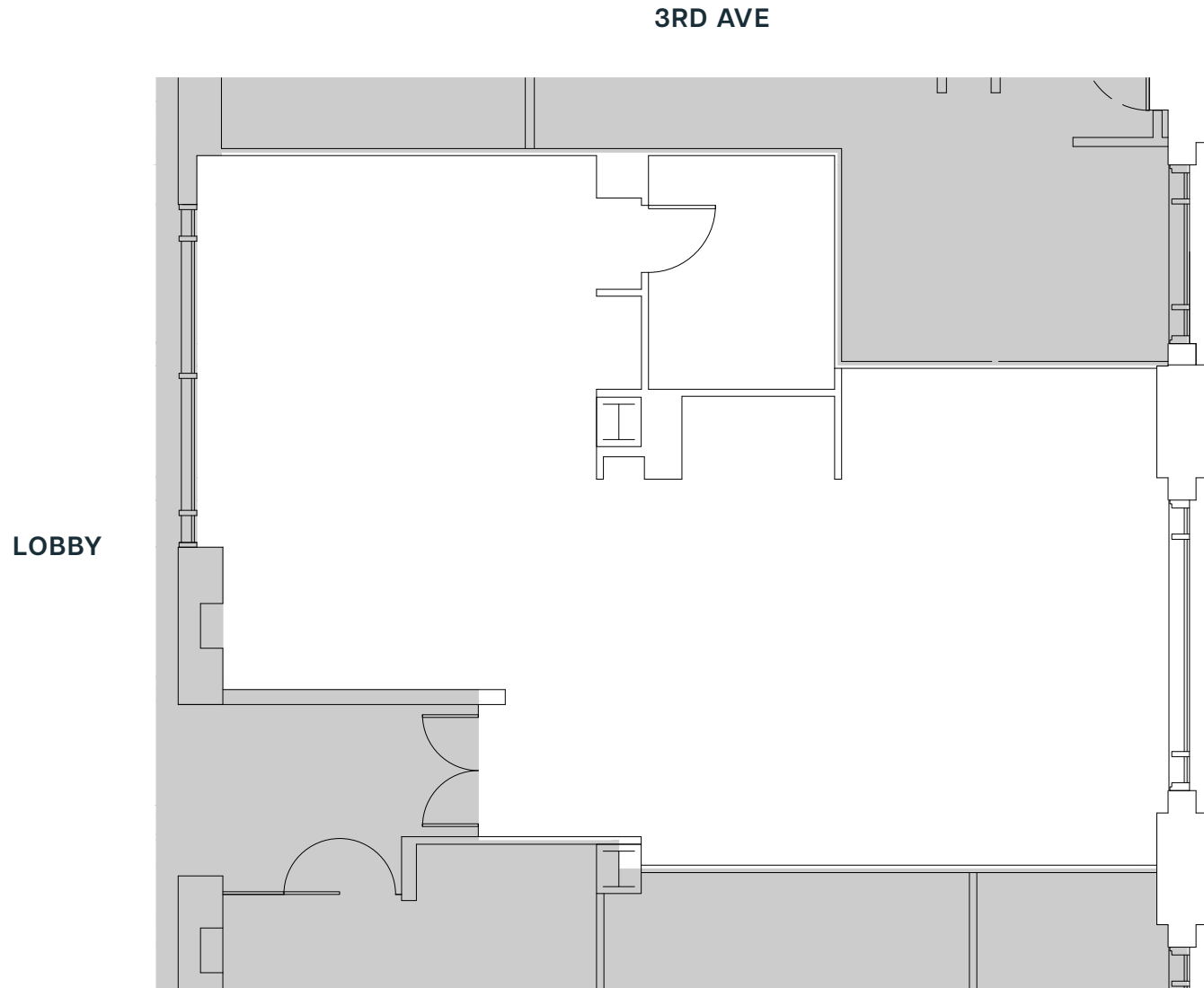
# FLOOR PLAN

TOWER 1201

## SUITE 380 (FORMER SUNDRIES SHOP)

1,346 RSF | 1,198 USF | CEILING HEIGHT 11'6"

- Power
- Interior location off lobby and 3rd Avenue
- Ceiling Height 11'6"



Experience a workplace  
that extends beyond  
traditional office walls.

15+

Quality restaurants  
within a 5-min walk

100

Perfect  
transit score

WATERFRONT

20+ acres of revitalized  
public space

15+

Quality hotels  
nearby

LIGHT RAIL

Direct access  
from lobby

100+

Bike storage  
with charging

THE  
CAPITAL  
GRILLE

FOGO  
DE  
CHÃO

FONTÉ  
COFFEE ROASTED

THE  
GEORGE

goldfinch  
TAVERN

ma  
IN THE MARKET

PUBLIC  
MARKET  
CENTER  
PIKE PLACE MARKET

BENAROYA HALL

SAM SEATTLE  
ART  
MUSEUM

SEATTLE  
AQUARIUM

WCCR

Tracy Cornell | Blake Taylor





# TOWER 1201

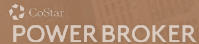
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